



10 Thurlstone Road, Bloxwich

Walsall, WS3 3NX

SKITTS
ESTATE AGENTS

Accommodation description

****A STUNNING RECENTLY RENOVATED EXTENDED THREE BEDROOM DETACHED HOUSE**** within easy reach of KING GEORGE V PLAYING FIELDS. Internal inspection is highly recommended to appreciate the standard of accommodation on offer which includes: - hall, utility, downstairs guest cloakroom, extended lounge with feature fire, open plan superb fitted kitchen/family room with a range of built-in appliances, refitted family bathroom, master bedroom with en-suite shower room, bi-fold doors open onto a low maintenance enclosed landscaped rear garden, gym, driveway affording ample off road parking. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!!**

Description: Skitts are delighted to offer for sale this extended three bedroom detached family home situated close to King George V Playing Fields. The property is a short drive away from Bloxwich Town Centre and local schools. Viewing is a must if the accommodation on offer is to be fully appreciated which briefly includes: entrance hall, downstairs guest w.c. and utility, open plan fitted kitchen with built in high end appliances, bi-fold doors open onto a landscaped rear garden and gym, master

bedroom with en-suite shower room, separate family bathroom, driveway affording off road parking.

Entrance hallway:

Lounge: 20' 0" x 10' 5" (6.10m x 3.17m) having a vonic tunnel through fire, column radiator, double glazed window, feature wall with TV point

Utility Room: 7' 11" x 7' 10" (2.41m x 2.40m) having double glazed window to the side, space and plumbing for washing machine, door leading to:

Downstairs W.C.: having a low flush W.C., wash hand basin, storage space

Kitchen/Diner: 23' 0" x 15' 7" (7.01m x 4.76m) having a range of fitted base units with Granite work surfaces over, island with sink and drainer unit, range style cooker,

having integrated wine cooler, refrigerator/freezer and dishwasher, column radiators, featured wall and vonic through tunnel fireplace with mood lighting throughout, bi-folding doors leading to the rear garden

On The First Floor

Landing: having cupboard housing the boiler, vertical radiator, double glazed window to the side, ceiling spot lights, doors leading off to:

Master Bedroom: *12' 7" x 11' 3" (3.84m x 3.42m)* having double glazed window to the rear, radiator, doors leading to the walk in wardrobe and further door to:

Ensuite Shower Room: *5' 8" x 3' 10" (1.72m x 1.17m)* having a walk in shower, low flush W.C., wash hand basin, radiator

Bedroom Two: *11' 11" x 10' 1" (3.63m x 3.07m)* having double glazed window to the front, door leading to walk in wardrobe

Bedroom Three: *11' 3" x 9' 1" (3.42m x 2.78m)* having double glazed window to the rear, radiator, built in wardrobes

Gym Room: having a roller shutter door to the front, LED lighting throughout, double glazed window and door leading to storage room

Outside: Block paved driveway to the fore providing ample off road parking and having raised flowerbeds. Enclosed garden to the rear with paved patio, lawn area and raised flower beds





General information

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: E

EPC RATING: D

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

VIEWING: By way of prior appointment with Skitts Estate Agents Skitts - Bloxwich Tel: 01922 478104 Email: bloxwich@skitts.net

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MARKET APPRAISAL: We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

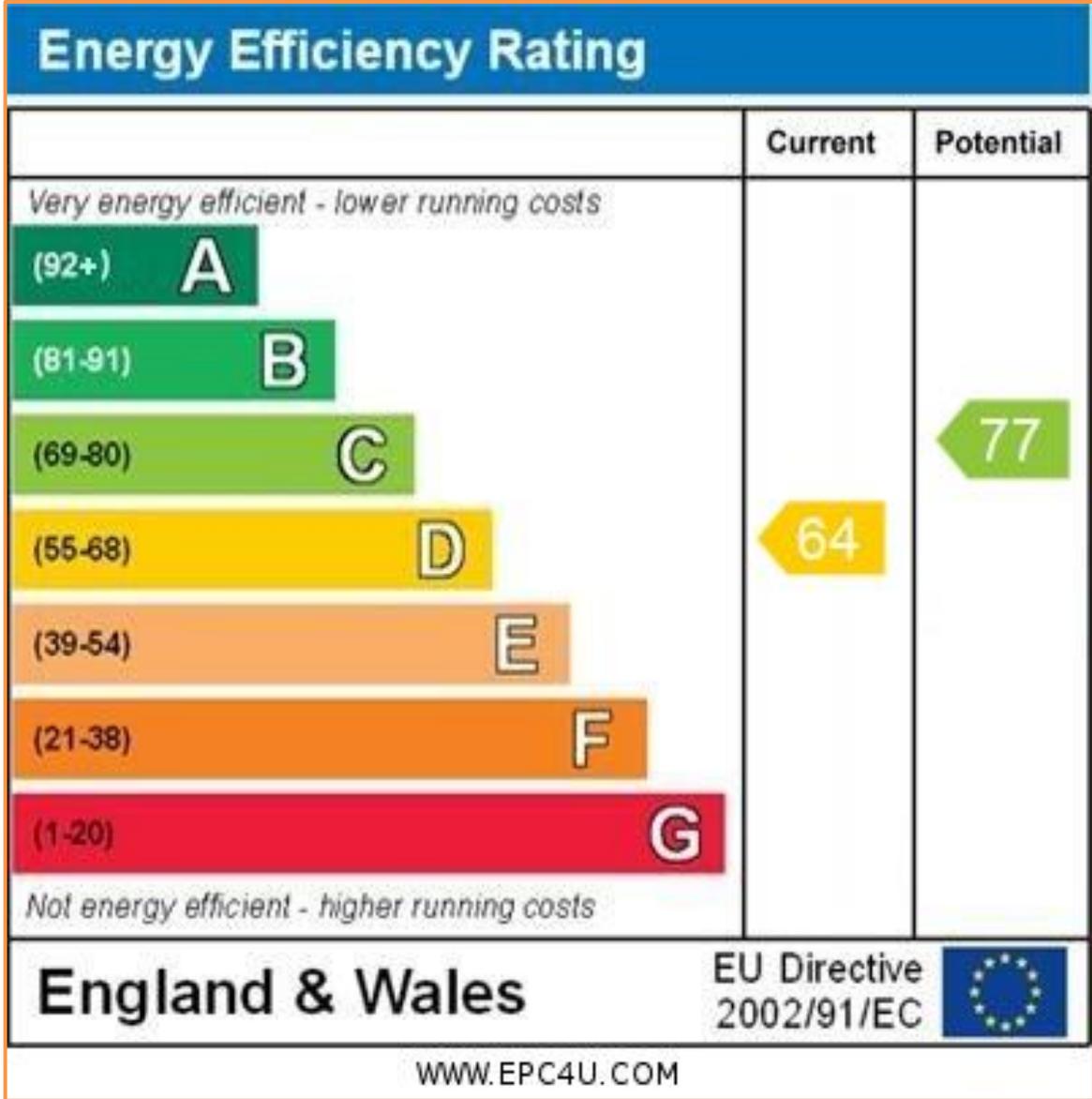
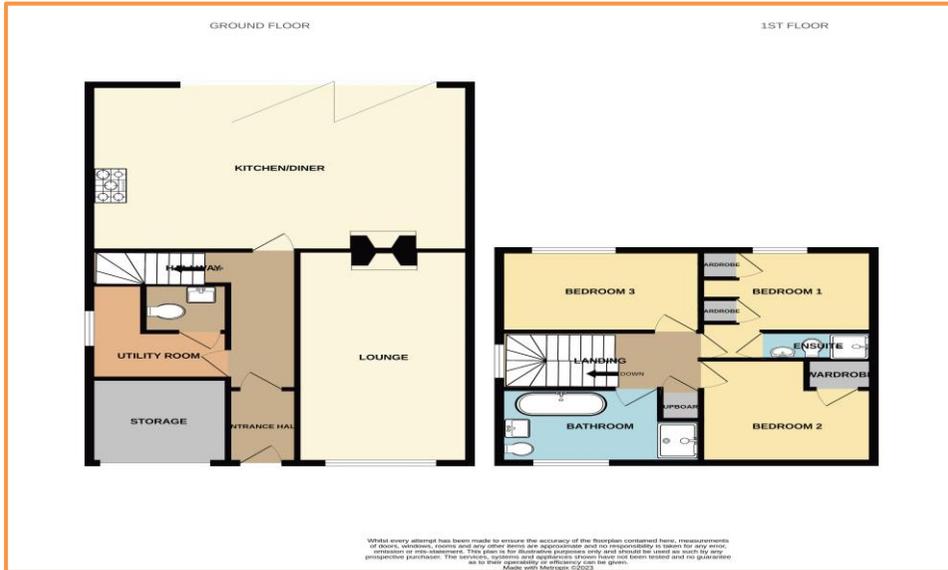
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers Over £400,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



3 Queens Parade, Bloxwich, Walsall, WS3 2EX
01922 478104 bloxwich@skitts.net